

**Premium Villa Plots At A Price You
Can Afford, And An Investment
With Guaranteed Growth!**

**MAKING THE
FUTURE
AFFORDABLE**



PARKTOWN
BY MOKANRO

HOW MUCH **TIME** DO YOU HAVE?



How many times have you heard someone say, "I wish I'd bought land years ago, when the price was low"? The fact is, the supply of land is shrinking, and the prices keep getting higher. Invest in land today, and ten years from now you'll be glad you did!

TIME TO INVEST IN QUALITY OVER QUANTITY



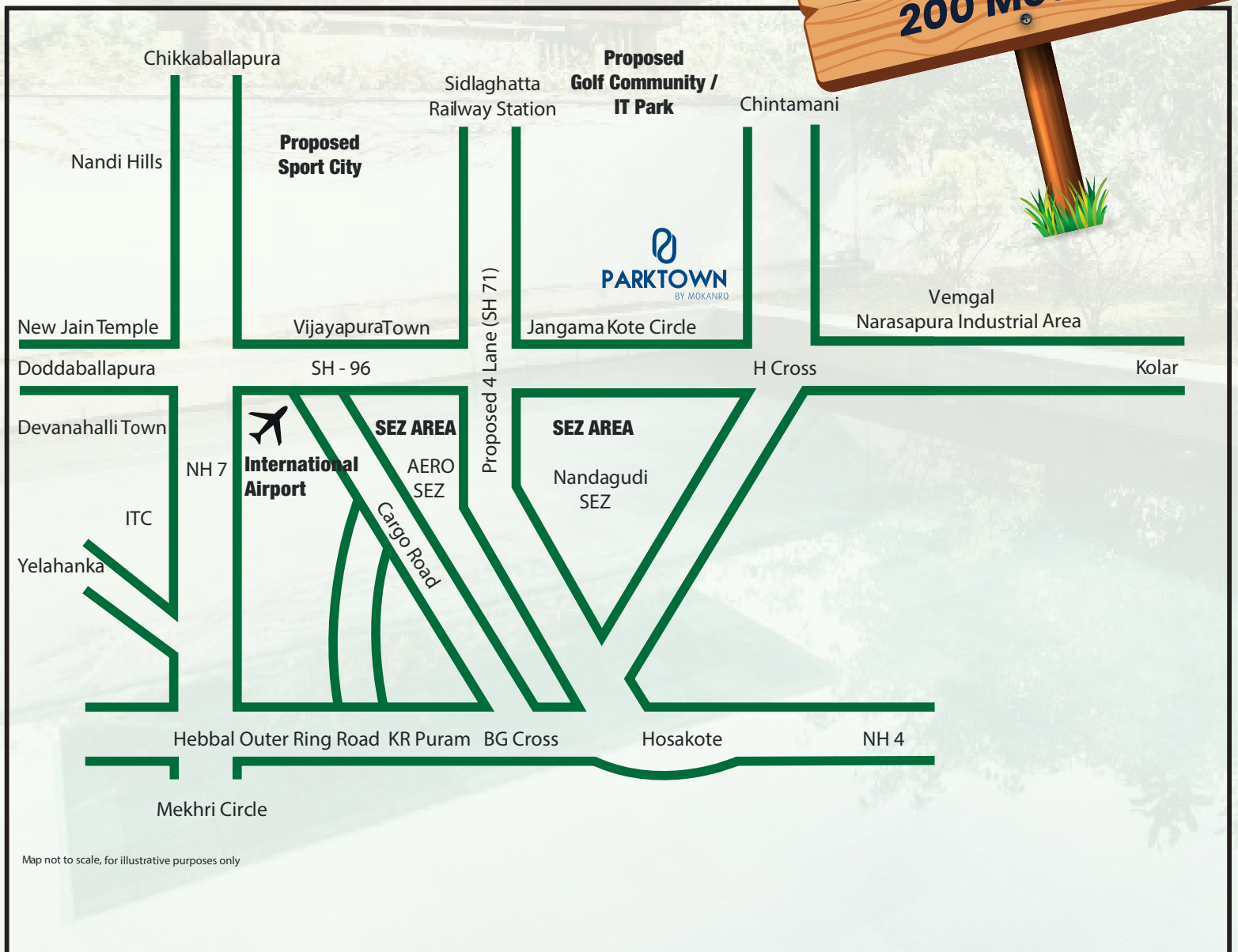
Here are some of Parktown's highlights:

- Superbly engineered paved roads
- LED and Solar streetlights
- Minimum 3KVA power provided to each plot
- State-of-the-art electric transformers ensuring consistent power to each plot
- Engineered stormwater drainage system
- Rainwater harvesting and groundwater recharging pits
- Overhead tank and borewells for 24/7 water supply
- Concealed underground sewage system
- Beautiful landscaping to present an attractive, healthy environment

THE PERFECT DISTANCE

NOT TOO FAR NOT TOO CLOSE

BENGALURU NORTH UNIVERSITY - only 200 Meters!



LAYOUT PLAN

PARKTOWN
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LAND- USE ANALYSIS

Sr. No.	Land Use	SqMtr	Percentage
1.	Residential	1,18,856	50.30%
2.	Park	11,950	05.06%
3.	C.A	12,243	05.18%
4.	Road	93,260	39.46%
	TOTAL	2,36,310	100%

SITE ANALYSIS

Sr. No.	Plot Size (ft)	No. of Plots
1.	30'x50'	35
2.	30'x40'	11
3.	30'xODD	07
4.	ODD	23
	TOTAL	76



TIME TO GROW YOUR INVESTMENTS

- ParkTown is a premium residential layout spread located at Bangalore North i.e Devanahalli-Kolar .
- It is an upcoming Gated Community with DC conversion and approved by DTCP (Directorate of Town and Country Planning-Karnataka
- **The plot size starts from 850 sq.ft and goes till 4708 sq.ft.**
- From the BIAL(Bangalore International Airport) this is just **34 kms.**
- **Upcoming huge University campus of 110 Acres BENGALURU NORTH UNIVERSITY is just 200 meters from ParkTown**



- From Central Bangalore M.G Road this is **64 kms .**
- **Nearby Surroundings include SEZ like Nandagudi SEZ, Aero SEZ and various other IT parks generating well planned infrastructure and creating huge opportunity for rental income.**
- **Close to the VEMGAL, KIADB Industrial Area(666 acres), Honda Plant (480 acres), Mahindra & Mahindra Plant (180 acres) besides other global companies which are setting up their base here.**
- The appreciation expected is far higher than the other parts of Bangalore.



THE **PERFECT PRICE**

- 5 years down the line price expected to rise up till Rs. 3500/- per sq.ft. and Rs. 6200/- per sq.ft. in the next 10 years
- **Long Term Investments with Flexible Payment Plans.**



40 FT **WIDE ROADS**

- By Law the Mandate is for 30ft wide roads only however at ParkTown to create an expansive ambience we are providing 40 ft wide roads
- Helps in the resale of your Plots as well.
- Ensures you get more FAR(floor area ratio) when you build your villa.



SAFE AND **SECURE**

We provide caretakers all the way **"till year 2025-ABSOLUTELY FREE"**

*Prices are liable to change, please contact us for latest pricing



Parktown is brought to you by Mokanro Realty (P) Ltd., a property development and real estate management agency based in Bangalore. Our property portfolio includes land for residential and commercial purposes, apartments and developments. Our clients come from within India and overseas, and value us for our integrity, commitment to service and quality.



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